

## THE AMBER

An attractive and spacious three bedroom semi-detached house, perfect for family life.

A house designed with a well equipped kitchen/diner features french doors opening onto the rear garden, ideal for outdoor entertaining.

A separate relaxing front facing living room and conveniently placed WC and understairs cupboard.

To the first floor you will find three sizeable bedrooms, the master benefitting from an ensuite and a stylish three piece family bathroom.



## THE AMBER FEATURES

French doors opening  
onto rear garden

Separate living room

Ensuite to  
master bedroom

Private driveway



### GROUND FLOOR

	METRES	FEET & INCHES
Kitchen/Dining	5.74 x 2.90	18' 10" x 9' 6"
Living Room	3.14 x 4.60	10' 4" x 15' 1"
WC	0.95 x 1.59	3' 0" x 5' 3"



### FIRST FLOOR

	METRES	FEET & INCHES
Bedroom 1	3.19 x 2.83	10' 6" x 9' 4"
Ensuite	2.29 x 1.38	7' 6" x 4' 6"
Bedroom 2	2.46 x 2.74	8' 1" x 9' 0"
Bedroom 3	2.82 x 2.48	9' 3" x 8' 2"
Bathroom	2.83 x 1.59	9' 4" x 5' 3"

